

# 3380 Coyote Hill Road

UNRIVALED BAY AREA VIEWS  
PALO ALTO, CA

CUSHMAN &  
WAKEFIELD

±85,420 SF AVAILABLE

DIVISIBLE TO ±42,710 SF



NEW CLASS A+ OFFICE BUILDING

FOR SUBLEASE

Market Ready Improvements Completed | Ready for Immediate Occupancy



THIS PROPERTY IS LOCATED ON AN ELEVATED SITE WITH



Asking rate of  
\$3.75 NNN



LEED Silver  
Construction



Abundant  
Bike Parking



2 Patios & an  
Outdoor Terrace



250kw PV Solar  
Rooftop Array

PROPERTY HIGHLIGHTS

# Expansive Bay Area Views

- New low environmental impact landscaping and outdoor areas
- Efficient floorplans provide flexibility for a variety of uses
- 15'-18' slab to slab with floor-to-ceiling glass providing tremendous natural light and views
- 3.1/1,000 parking (245 stalls; additional 19 could be made available)
- 100lbs/sf live load capacity type. Portion of ground floor is designed for 120lbs/sf capacity
- Surface and underground parking dedicated to building with existing EV charging stations in place
- 2,500amp electrical service
- 130 ton cooling unit at north roof; 50 ton cooling unit at south roof
- Exterior pad with space for 500kw generator (not provided)



# A Vibrant Workplace

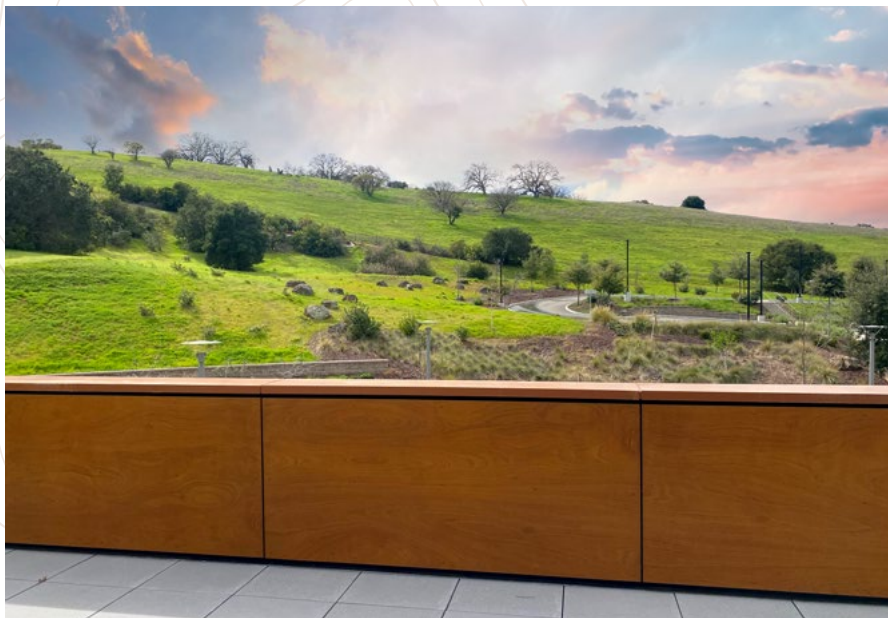
DESTINATION

PROPERTY PHOTOS





PROPERTY PHOTOS



# A Dynamic Workplace

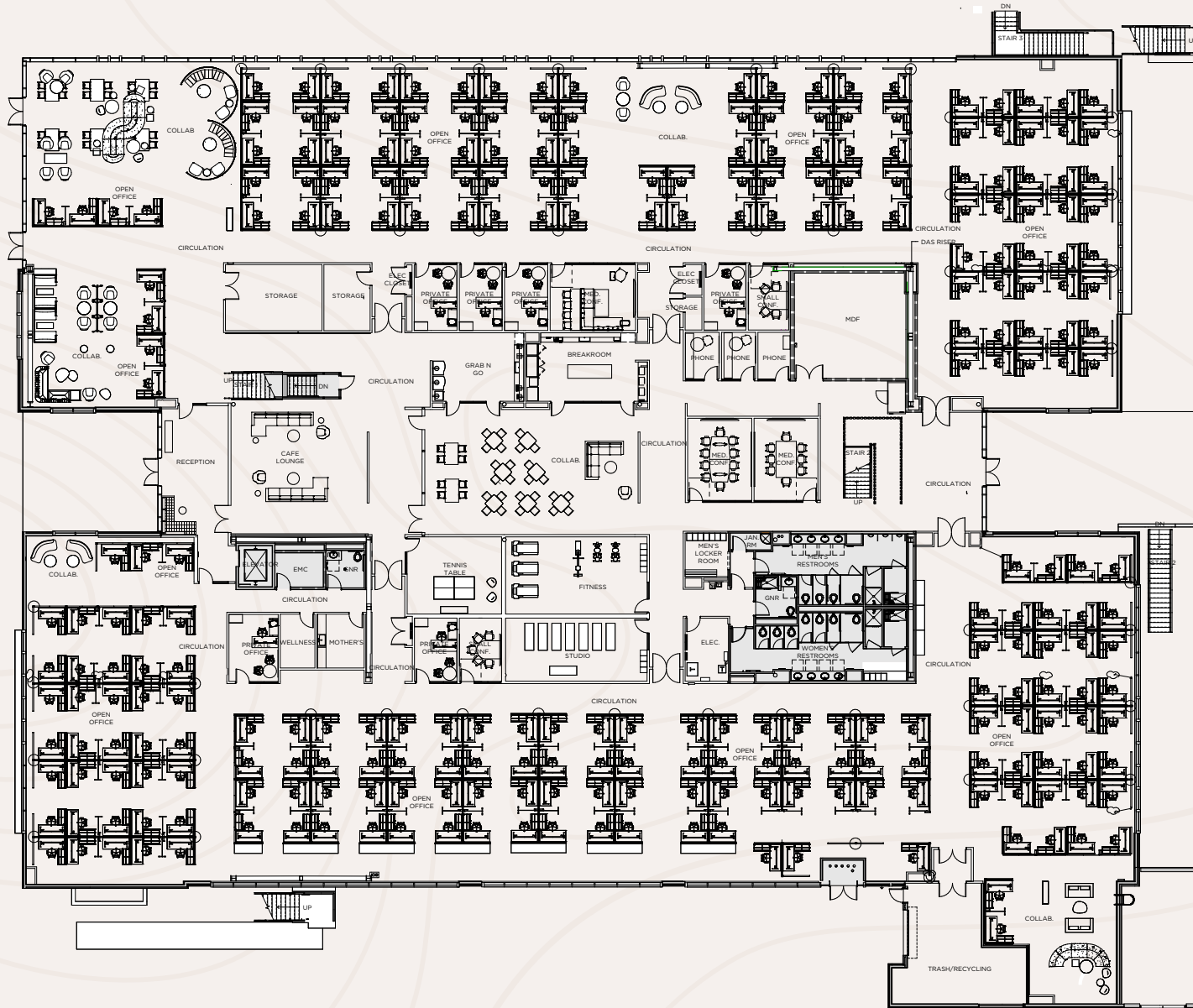
ENVIRONMENT

# First Floor

±42,710 SF

Market Ready Improvements Completed  
Ready for Immediate Occupancy

FLOOR PLAN

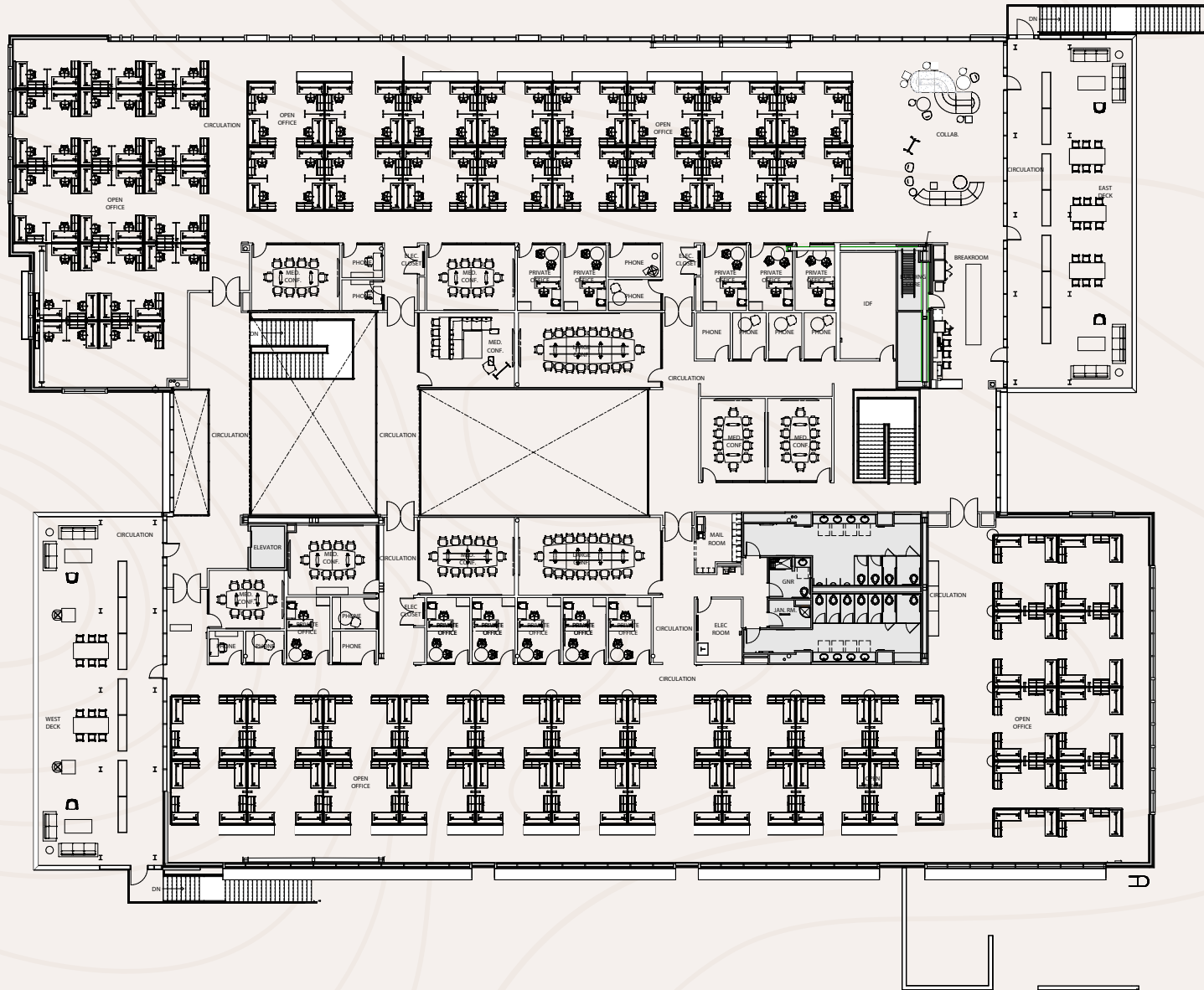


# Second Floor

±42,710 SF

Market Ready Improvements Completed  
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FLOOR PLAN





# Make Your Mark

AMONG THE TITANS

Stanford Research Park has become a hotspot where visionaries and trailblazers across tech and science converge and thrive. Within an arm's reach of several venture capital firms and Stanford University, the Park is deeply connected to a hub of thought leaders and changemakers.

Here, join a dynamic community of industry leaders, from Fortune 500 giants like Ford Motor Company and SAP to groundbreaking innovators such as Woven by Toyota and Tesla.

The proximity to Stanford University fosters an environment where entrepreneurial spirits from the campus find the perfect ground to scale and elevate startups into dominating players.

Don't just be part of the conversation; lead it from Stanford Research Park - the hub for groundbreaking innovation and creativity.

# Sip. Connect.

INNOVATE

Explore The Hub at Stanford Research Park—your destination for collaboration and innovation. Whether you're engaging in impromptu meetings, gaining insights from our workshops and speaker series, or grabbing a coffee, The Hub is for the curious, passionate and innovative.

Get your bike tuned up at Mike's Bikes Repair Shop

Grab a cup of coffee and breakfast or lunch at the Coupa Café



Learn from the experts at the lunch & learns, speaker series, and wellness workshops



The Hub is the home to SRPGO, Stanford Research Park's comprehensive commuter transportation program.



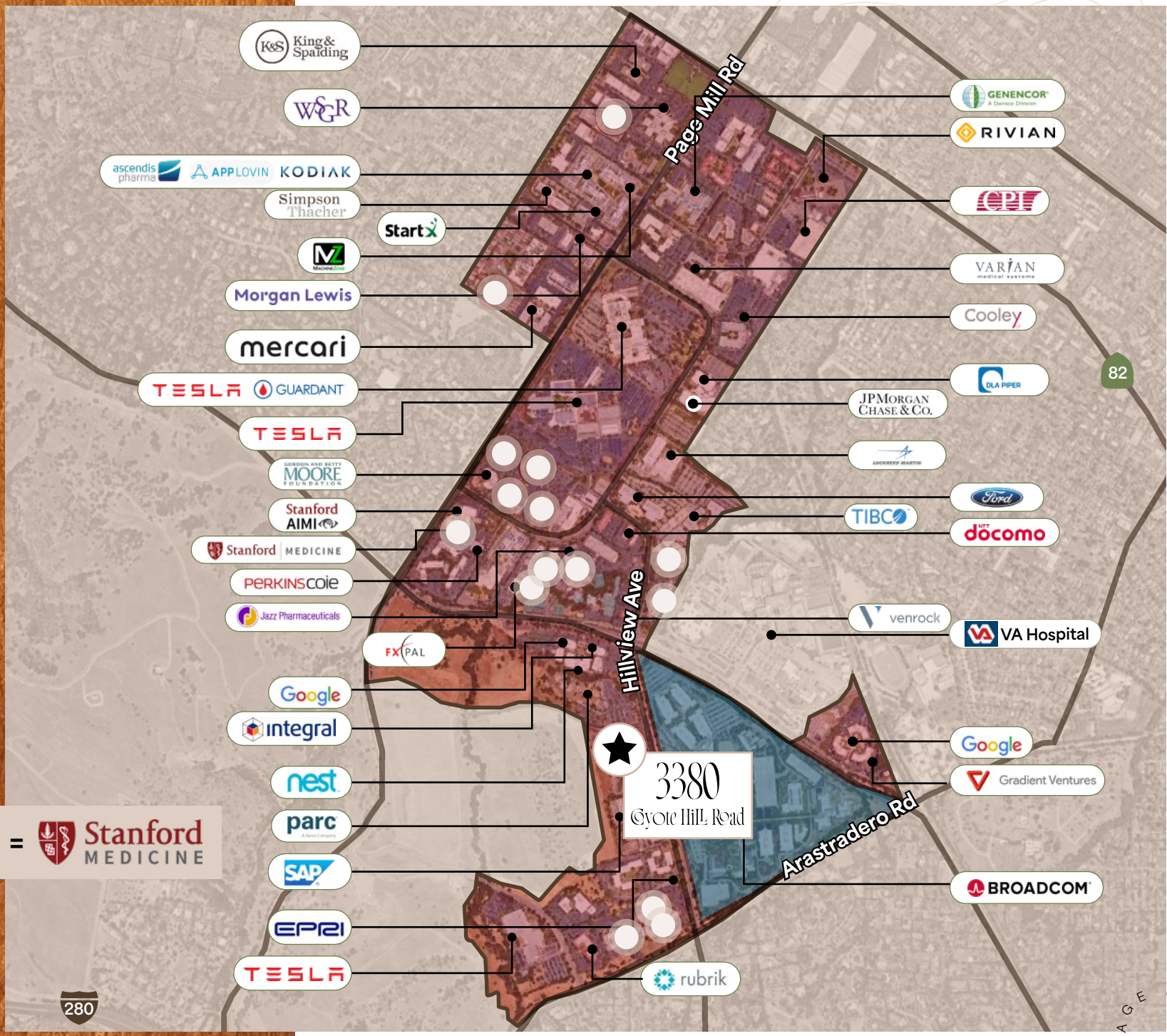
The Hub provides conference & catering services

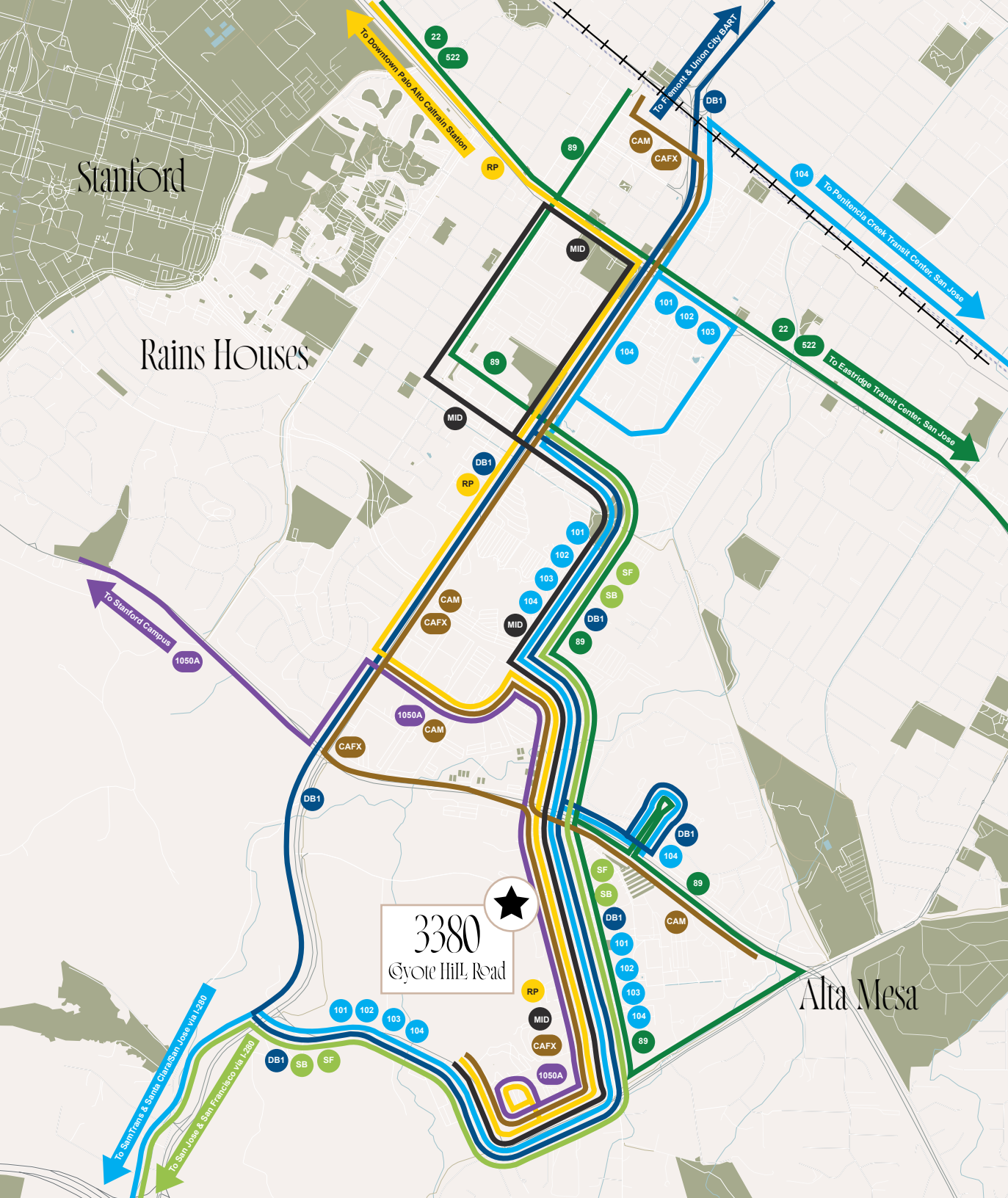
THE HUB



CORPORATE NEIGHBORS









 =  **Stanford MEDICINE**





# Nearby Transit

Click on the key below for more info/schedules

-  VTA Express Buses
-  VTA Local & Rapid Buses
-  DB1 Dumbarton Express
-  RP Stanford Marguerite (to Palo Alto)
-  1050A Stanford Marguerite (to Campus)
-  SRP Research Park Shuttle (to Cal Ave)
-  MID SRPGO California Ave. Mid-day
-  GO SRPGO Commuter Buses

## ARTS & ENTERTAINMENT

1. Gallery House
2. Stanford Golf Course
3. Stanford Jazz Workshop
4. University Club of Palo Alto
5. Victoria Ballet Palo Alto
6. West Bay Opera

## HOTELS

1. Americas Best Value Inn Sky Ranch
2. Comfort Inn
3. Country Inn Motel
4. Courtyard Palo Alto Los Altos
5. Crowne Plaza Palo Alto
6. Hilton Garden Inn Palo Alto
7. Homewood Suites by Hilton Palo Alto
8. Residence Inn Palo Alto Los Altos
9. Stanford Terrace Inn
10. Travelodge by Wyndham

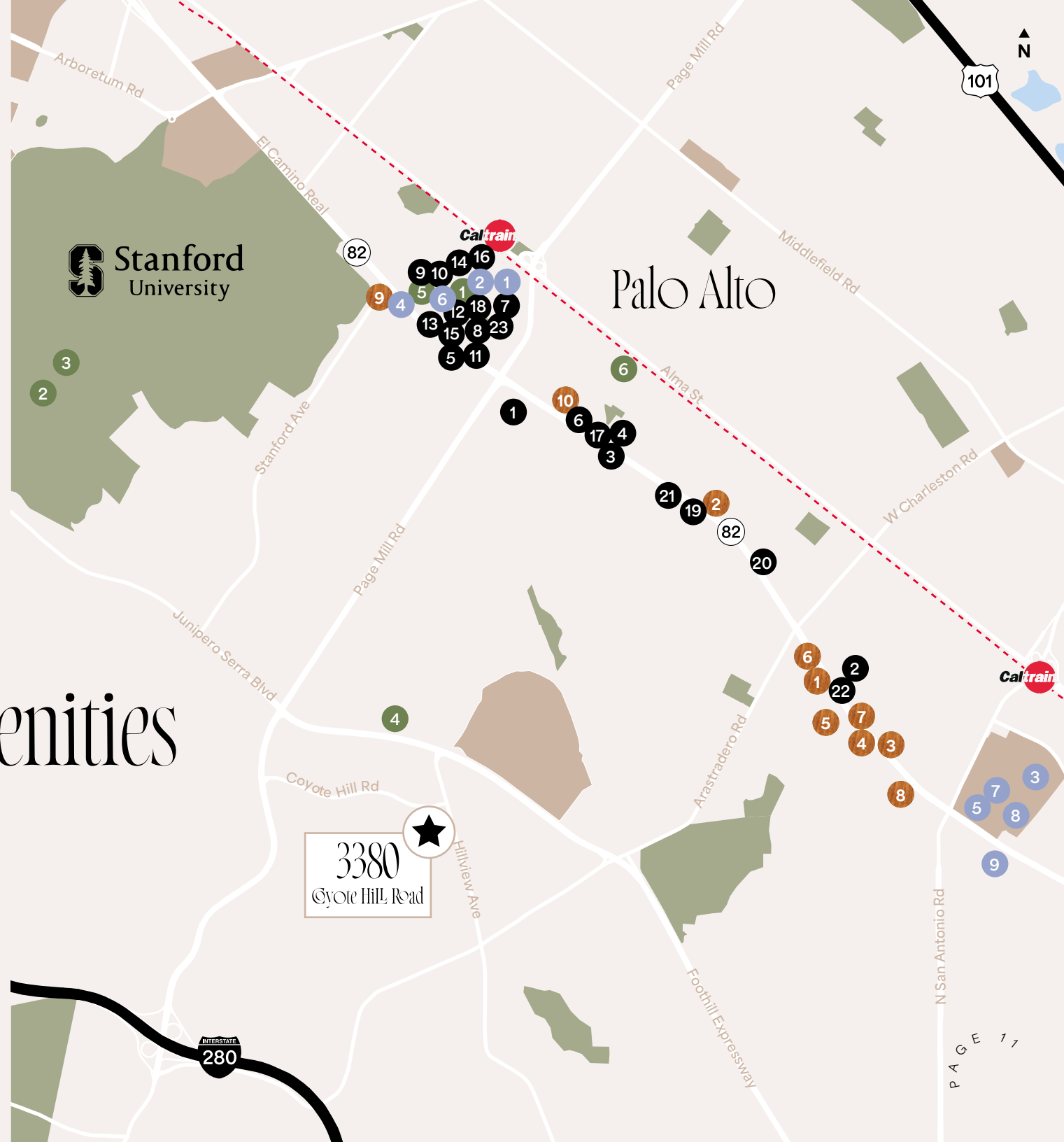
## RESTAURANTS

1. Crust - Fresh Sourdough Deli
2. Dinah's Poolside Restaurant
3. Driftwood Deli and Market
4. Dumpling City
5. Fambrini's Cafe
6. INDO Restaurant & Lounge
7. iTalico
8. Izzy's Brooklyn Bagels
9. Kali Greek Kitchen
10. La Bodeguita Del Medio
11. La Boheme
12. Mediterranean Wraps
13. MJ Sushi - Palo Alto
14. Naschmarkt - Palo Alto
15. Ramen Kowa
16. Rara
17. Red Hot Wok
18. Sekoya
19. Siam Fine Thai Cuisine
20. So Gong Dong Tofu House
21. State of Mind Slice House
22. The Sea by Alexander's Steakhouse
23. Zareen's

## SHOPPING

1. ACE Hardware
2. FedEx Office
3. Kohls
4. Mancini's Sleepworld
5. Safeway
6. The Cobblery
7. Trader Joe's
8. Walmart
9. Whole Foods

# Amenities



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Coyote Hill Road



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## For More Information, Please Contact:

### DAVID HIEBERT

Vice Chairman  
+1 650 320 0250  
david.hiebert@cushwake.com  
LIC #01189320

### BEN PAUL

Vice Chairman  
+1 650 401 2123  
ben.paul@cushwake.com  
LIC #01210872

### SOFIA LUNDELL

Associate Broker  
+1 650 320 0220  
sofia.lundell@cushwake.com  
LIC #02201946

### SABRINA E. HUGHES

Executive Managing Director  
+1 925 274 2806  
sabrina.hughes@cushwake.com  
LIC #00946377

### PATRICK RYAN

Director  
+1 949 930 2475  
patrick.ryan@cushwake.com  
LIC #02049217

